



**Department  
of Commerce**

Division of Real Estate  
& Professional Licensing

John R. Kasich, Governor 77 South High Street, 20th Floor  
David Goodman, Director Columbus, Ohio 43215-6133 U.S.A.

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**OHIO DIVISION OF  
REAL ESTATE**

Please visit our website at  
[www.com.ohio.gov/real](http://www.com.ohio.gov/real)

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Fax 614 | 644-0584  
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**REAL ESTATE COMPLAINT FORM**

The Ohio Division of Real Estate & Professional Licensing ("Division") serves as Ohio's licensor and regulator of real estate brokers and real estate salespersons. In its role as regulator, the Division accepts complaints filed against licensed real estate brokers, real estate salespersons, foreign (outside of Ohio) real estate dealers, foreign real estate salespersons, and unlicensed persons acting as real estate brokers and salespersons. The Division does not regulate condo associations, homebuilders, contractors, mortgage companies, home inspectors, escrow agents, or title companies.

The Division does not have authority to interpret, enforce, or cancel contracts, award damages to a complainant, order the return of monies, or resolve commission disputes between licensees. Any action seeking to recover monetary damages should be initiated in a court of law. Do not delay any civil action you might be considering in the matter. Additionally, the Division cannot provide legal advice or act as attorney for any party.

Complaints may be mailed to the Division using the standard form below. Complaints may be submitted via email if the complaint form is completed, signed, and attached; generic email complaints will not be accepted. Copies (not originals) of all documents concerning the complaint should be included when filing a complaint via mail or email.

**COMPLAINT FORM INSTRUCTIONS**

1. Please fill in the form completely - type or print with blue or black ink. Sign the bottom of the form.
2. Furnish copies, not originals, of all transaction documents (i.e. agency disclosures, contracts, HUD Statement).
3. If you file a complaint, you should be willing to appear as a witness and testify under oath about the allegations.
4. Both you and the licensee(s) have an opportunity to participate in mediation to resolve differences. Mediation is confidential, completely voluntary, and is a shorter process compared to a formal investigation.
5. All complaints must be delivered to: Ohio Division of Real Estate and Professional Licensing, Enforcement Section, 77 S. High St., 20<sup>th</sup> Floor, Columbus, OH 43215-6133.

**COMPLAINT FORM**

Your Full Name (Identifies you as Complainant) <b>MARY GALINAS</b>		Email Address <b>mgalinas.parma@sbcglobal.net</b>
Residence Address (Street, City, State, Zip Code) <b>9503 Elsmere Drive, Parma, Ohio 44130</b>		
Business Address (Street, City, State, Zip Code) <b>12333 Pearl Road, Strongsville, Oh 44136</b>		
Home Phone (with area code) <b>440-842-3377</b>		Business Phone (with area code) <b>440-238-1400</b>

**PERSON(S) COMPLAINED AGAINST**

Licensee or Unlicensed Person #1		Licensee or Unlicensed Person #2		
Name <b>Vito DiPierro (ID# 211006)</b>		Name		
Company Name <b>DiPierro Real Estate Services</b>		Company Name		
Company Address <b>8023 Newport Ave</b>		Company Address		
Business Phone <b>216-215-8877</b>		Phone	Cell Phone	Email Address

**NOTE:** This complaint will become public record. A copy will be given to the party against whom the complaint is filed. A person who files a complaint should be willing to appear as a witness, be sworn to testify, and be cross-examined concerning the allegations made in the complaint.

COM 3688 (Rev. 12-2010)

Page 1 of 3

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**C-1**



Subject Property Address <b>8023 Newport Ave</b>	Date(s) of Transaction(s) <b>Continual</b>
City, State Zip <b>Parma, Oh 44129</b>	

Are you interested in participating in a mediation meeting?

☐ YES ☒ NO

Do you have any relevant written documents pertaining to the transaction?

☐ YES ☒ NO **N/A**

(listing agreement, agency disclosure forms, etc.) Important: Please enclose copies-DO NOT SEND ORIGINALS

Were you a party to the transaction?

☐ YES ☒ NO **N/A**

If no, explain your relationship: \_\_\_\_\_

Have you consulted or hired an attorney regarding your complaint?

☐ HIRED ☐ CONSULTED ☒ NO **N/A**

If yes, give name/address: \_\_\_\_\_

This Complaint involves the same related matters which are the subject of a:

☐ civil law suit ☐ criminal case ☒ board of realtor's case  
Please attach any and all copies of paperwork regarding the above checked items.

Are there witnesses to this transaction other than you?

☐ YES ☒ NO **N/A**

If yes, please furnish full names, addresses, and phone numbers of all witnesses:

Name:	Name:	Name:
Address:	Address:	Address:
City, State Zip:	City, State Zip:	City, State Zip:
Phone:	Phone:	Phone:

Have you previously notified the person against whom the complaint is made?

☐ YES ☒ NO

How were they notified?

☐ WRITTEN ☐ ORAL

What was their response?: \_\_\_\_\_

NATURE OF YOUR COMPLAINT: Please check all that apply. The individual I am complaining about:

- |   |   |
|---|---|
| <input type="checkbox"/> Won't release a deposit / earnest money.           | <input type="checkbox"/> Didn't give me copies of paperwork I signed or requested.  |
| <input type="checkbox"/> Has been convicted of a crime.                     | <input type="checkbox"/> Has lied to me about this transaction.   |
| <input type="checkbox"/> Threatened me with a lawsuit.                      | <input type="checkbox"/> Discriminated against me or members of my family.  |
| <input type="checkbox"/> Didn't inform me they owned the property I bought. | <input type="checkbox"/> Didn't deliver my offer / present me an offer. (Timely)  |
| <input type="checkbox"/> Demands a commission they didn't earn.             | <input type="checkbox"/> Changed a form or document without my permission.  |
| <input type="checkbox"/> Promised something not in the contract.            | <input type="checkbox"/> Tried to sell my property without my consent.  |
| <input type="checkbox"/> My agent wasn't loyal to me or my interests.       | <input type="checkbox"/> Didn't put in writing when my listing ended.   |
| <input type="checkbox"/> Did not disclose problems with the property.       | <input checked="" type="checkbox"/> <b>HAS</b> Acted as an agent, but has no license - for a branch office in his basement. |
| <input type="checkbox"/> Won't pay my commission.                           | <input type="checkbox"/> Owes money out of a final court judgment.  |
| <input type="checkbox"/> Did not provide a Consumer Guide to Agency.        | <input type="checkbox"/> Did not tell me they had a relationship with the other party.                                      |
| <input type="checkbox"/> Did not provide an Agency Disclosure form.         | <input type="checkbox"/> Didn't follow my instructions.   |

This list does not represent every possible violation. Please give the details of your complaint on the next page.

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Page 2 of 3

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C-2

Complaint Description

Briefly give the full details of your complaint. PLEASE TYPE OR PRINT LEGIBLY.

① Realtor, Vito Dipierro is running an **'unlicensed branch office'** for his real estate business out of the basement of his home at 8023 Newport Avenue in Parma, Ohio.

Mr. Vito Dipierro's lists his office is at his home address according to the MLS, all his advertising material as well as his license held by the Dept. of Commerce.

Mr. Dipierro's broker, David N. Mathoslah does not live nor work out of the Newport basement according to the state records. Mr. Dipierro is not a broker.

Broker David Mathoslah's real estate office is located on Executive Parkway miles and miles from the Newport house in Parma.

I would hope that immediate action be taken to **cease real estate operations** in the **'unlicensed branch office'** in Mr. Dipierro's basement.

I would also expect that appropriate punishment be handed down to both Mr. Dipeierro and Mr. Matholslah in violation of the law.

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(see picture of Dipierro's sign & website)  
page on next pages 4, 5, & 6)

② ~~\*~~ Is sign legal w/o Broker mentioned?

Attach additional sheets if necessary.

I certify that to the best of my knowledge, all information supplied by me is true.\* I recognize that the Division will serve only as facilitator to try to resolve this matter and cannot represent me in any legal proceedings.

Mary Galinas

SIGNATURE(S) OF COMPLAINANT(S)

DATE

Sept. 23, 2013

\*NOTICE: Ohio Revised Code Section 4763.11(G)(1) requires disciplinary action against any licensee or certificate holder who makes a false statement or provides false information on any form to this Division. Further, Ohio Revised Code Section 2921.13 makes a person providing a false statement to a government official or public agency subject to criminal sanctions.

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C.3

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www.mortgagenewsdaily.com

Mortgage rates surged lower today following the long-awaited policy announcement from the Federal Reserve.

September 19 at 9:25am



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The Dipierro Real Estate Home Selling System  
DIPIERRO REAL ESTATE SERVICES

Phone: 216-215-8877 Fax: 216-916-7799

[dipierrorealty@gmail.com](mailto:dipierrorealty@gmail.com)

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Page 5



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page 6

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C-6